



St. Aubyns Avenue, Hounslow, TW3 3TG
Guide Price £499,950

DBK
ESTATE AGENTS



This larger-than-average extended terraced home offers generous living space and modern finishes throughout, making it an ideal choice for families.

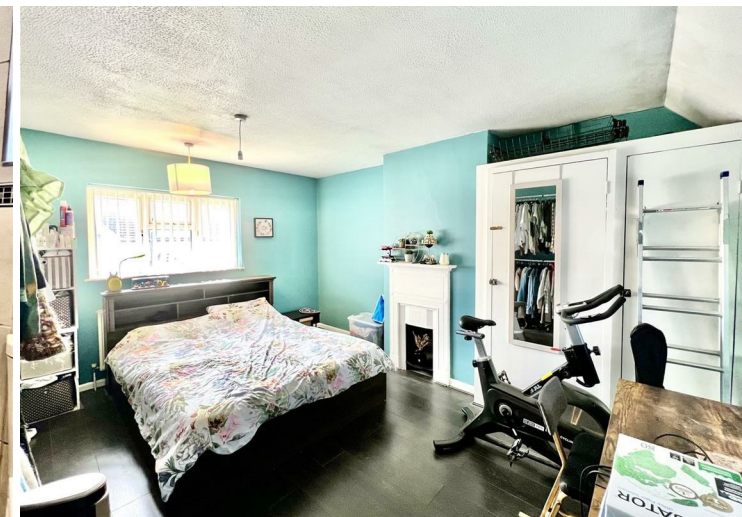
Spanning approximately 1,033 sq. ft., the property includes three well-sized bedrooms, with the third conveniently located on the ground floor. The home also features a spacious through lounge leading to a stylish extended kitchen fitted with integrated appliances, and an open-plan dining area ideal for entertaining. A contemporary family bathroom is also located on the ground floor.

Outside, the property benefits from a well-proportioned rear garden with side access, a front garden with off-street parking and additional on-street parking options.

Located on this prime location the property lies in the midst of Staines Road and Hanworth Road providing an ample array of local amenities and excellent transport links via Hounslow Overground Station and Hounslow Central Station. There are also ample bus links for routes around town, towards Heathrow and neighbouring areas. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.

Key Features

- **Larger than Average Extended Terrace Home**
- **Three Bedrooms (Bedroom Three on Ground Floor)**
 - **Through Lounge**
- **Modern Extended Kitchen with Integrated Appliances**
 - **Dining Area**
 - **Ground Floor Family Bathroom**
- **Well Proportioned Rear Garden with Side Access**
- **Front Garden with Off Street Parking**
- **Further on Street Parking Available**
 - **Circa 1,033 Sq.Ft**



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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